

## WARRANTY DEED

63-258

**Know all Men by these Presents,**

001182

**That** I, JOSEPH W. PELLETIER, of Waterville, County of Kennebec and State of Maine

in consideration of one dollar and other valuable consideration

TRANSFER  
TAX  
PAID

paid by ROBERT J. LAGRANGE and MICHAEL J. LAGRANGE

whose mailing address is 115½ College Avenue, Waterville, Maine 04901

the receipt whereof I do hereby acknowledge, do hereby **give, grant, bargain, sell and convey** unto the said ROBERT J. LAGRANGE and MICHAEL LAGRANGE

heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon situate, located in the City of Waterville, County of Kennebec, and State of Maine bounded and described as follows to wit:

Beginning at a point on the easterly line of College Avenue, said point, being the intersection of the easterly line of College Avenue with the southerly line of Seavey Street; south sixty four degrees twenty eight minutes east (S 64° 28' E) along the southerly line of Seavey Street, a distance of fifty five and twenty one hundredths (55.21) feet to a steel pin. Thence south thirty-four degrees twenty-eight minutes west (S 34 28' W) for a distance of eighty-one and seventy-five hundredths (81.75) feet to a steel pin; thence south fifty-three degrees fifty-five minutes east (S 53 55' E) for a distance of twelve and four hundredths (12.04) feet to a steel pin. Thence south thirty four degrees twenty-eight minutes west (S 34 28' W) for a distance of sixteen and eighty-hundredths (16.80) feet to a steel pin; thence south sixty-three degrees thirty-seven minutes east (S 63 37' E) for a distance of twenty-eight and fourteen hundredths (28.14) feet to a steel pin; thence south twenty-four degrees fifty seven minutes west (S 24 57' W) for a distance of forty-five and one tenth (45.1) feet to a steel pin; thence north seventy-one degrees thirty-five minutes west (N 71 35' W) for a distance of sixty-one and seventy hundredths (61.70) feet to a steel pin; thence north fifty-two degrees thirty minutes west (N 52 30' W) for a distance of forty-five and zero hundredths (45.00) feet to a steel pin on the easterly line of College Avenue. Thence north thirty-five degrees twenty-three minutes east (N 35 23' E) along the easterly line of College Avenue to the point of beginning.

Said parcel of land containing ten thousand seven hundred sixty-seven and thirteen hundredths (10,767.13) square feet and being a portion of the premises conveyed to my by deed of Clyde B. Arnold, Sr., et al, and recorded in Kennebec County Registry of Deeds in Book 2393, page 155.

Being the same premises conveyed to Joseph W. Pelletier by Warranty Deed of Miltons Vending Service dated April 23, 1984 and recorded in Kennebec County Registry of Deeds in Book 2674, Page 210.

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**To have and to hold** the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said ROBERT J. LAGRANGE and MICHAEL J. LAGRANGE

their heirs and assigns, to them and their use and behoof forever.

**And** I do **covenant** with the said Grantees, their heirs and assigns, that I lawfully seized in fee of the premises, that they are free of all encumbrances that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will **warrant and defend** the same to the said Grantee, their heirs and assigns forever, against the lawful claims and demands of all persons.

**In Witness Whereof,** I, the said JOSEPH W. PELLETIER

and

RUTH PELLETIER

~~husband~~ wife of the said JOSEPH W. PELLETIER

joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 24<sup>th</sup> day of the month of February, A.D. 1987.

**Signed, Sealed and Delivered**  
in presence of

<i>Mary S. Matheson</i>	<i>Joseph W. Pelletier</i>
.....	Joseph W. Pelletier
<i>Ruth B. Pelletier</i>	<i>Ruth B. Pelletier</i>
.....	Ruth B. Pelletier
.....	.....

State of Maine, County of Kennebec SS: February 24, 1987.

Then personally appeared the above named JOSEPH W. PELLETIER

and acknowledged the foregoing instrument to be his free act and deed.

Before me,



*Mary S. Matheson*  
Notary Public  
Attorney at Law

Printed Name, Mary S. Matheson  
My Commission Expires 11/30/92

RECEIVED KENNEBEC SS.

1989 MAR -1 AM 9:00

TEST: *Thomas R. [unclear]*  
REGISTER OF DEEDS